



Minutes – Full Council

Minutes of the Parish Council Meeting held at the Council Chambers, Chyanhale, Ponsmere Valley, Perranporth, TR6 0DB at 7pm on 8 January 2024

1. To note Councilors present

Cllrs Gaisford (Chair), Arthur, Boston, Bowers, Byfield, Higgins, Hunter, Lawrence, Pentecost, Rogers, Silvey, Trevethan, White and Wyn Jones

Also in attendance: Amanda Lash (Clerk), Susan Brooks (Assistant Clerk). 3 members of the public

2. To receive apologies for absence and reasons

Apologies were received and accepted from Cllr Yeo

Proposed: Cllr Higgins Seconded: Cllr Rogers unan 001/24/FC

3. Declarations of Interest and Dispensations Granted

Cllrs Higgins, Wyn Jones, Lawrence (Item 8)

Proposed: Cllr White Seconded: Cllr Silvey 11-0 (3 abs) 002/24/FC

4. Public Question Time

Resident would like to know when Boscawen Road building will be decorated. Cllr Gaisford reported that it was resolved to paint the bank and that quotes have been received and a contractor instructed. However, the weather and Christmas has delayed the start of this work. The Clerk will put an update on social media when a date is known. **003/24/FC**

5. Minutes of Last Meeting

It was **resolved** to approve the Minutes held on 18 December 2023 subject to one amendment. Item 14b regarding Simon Lawrence invoice. Amendment "Delete "requests invoice". Clerk to contact Mr Lawrence to find a compromise and explain increased labour costs"

Proposed: Cllr Bowers Seconded: Cllr Arthur 12-0 (2abs) 004/24/FC

6. To Receive Clerks Report

Clerk outlined strategic objectives to frame discussions, in particular: PPC cannot precept against any income from a sale as only a market appraisal, the need to adhere to policy (pertinent clauses of the Management of Property Portfolio and Disposal of Assets Policy), financial viability, the need for the objectives to be linked to a 3-year forecast, consultation and further due diligence. The presentation also outlined other strategic objectives not linked to the property portfolio; those that will be completed by March 2025 and those that could be addressed by the next Council. **005/24/FC**

7. To resolve to rescind previous resolutions regarding 8 Boscawen Road in order to move forward with a revised plan for PPC's property portfolio.

Proposed: Cllr Boston Seconded: Cllr Bowers 12-0 (2abs) 006/24/FC

Signature:

Date:.....

8. To **resolve** on a future strategy for PPC's property portfolio, including 8 Boscawen Road and the Parish Council offices, together with further actions and associated costs.

A comprehensive discussion took place to explore various options for the implementation of its Strategic Objectives. A few options emerged (see below), but further information is required in order to make informed decisions.

- Establishing a versatile facility at Chyanhale, incorporating the library, a community space (potentially featuring a youth club, area for support groups, arts and crafts, events, and other community activities), and Parish offices within a single location. Funding for this initiative would be generated through the sale of Boscawen Road.
- Use of multiple buildings with different uses, i.e.
 - The library relocated to Boscawen Road.
 - Parish Offices relocated to existing Library.
 - Parish Offices to stay at Chyanhale, to be refurbished with focus on community space (as above).

It also needs to discuss PPC's other assets which could impact on the Strategy. This will be discussed at the next meeting.

It was **resolved** to take the following steps to inform and develop a strategy for the Property Portfolio that aligns with the Strategic Objectives. This involves specifying the deliverables and determining the most suitable building for each purpose(s). The details of these discussions will be incorporated into a draft strategy to be shared with councillors.

- (a) Conduct a needs analysis and engage in consultation with the community to gather insights for the strategy. The Clerk will be tasked with creating a Consultation Strategy and Communications Strategy.
- (b) Clerk to contact Crossley Hill with the amended Boscawen Road plan suggested by Cllr Byfield. This plan involves converting the existing building into a library space only, and cost estimates for this conversion will be obtained..
- (c) Clerk to obtain a quotation from Crossley Hill to assess the foundations of the Chyanhale building to ensure the feasibility of adding another floor to the roof space.
- (d) Clerk to contact Crossley Hill to obtain a quotation for a feasibility study to move the offices to the Library.
- (e) Councillors to consider (before the next meeting) what is needed from a community space to ensure any space allocated is fit for purpose and suitable for multiple uses. This action ties in with community consultation.
- (f) Cllr Arthur to investigate Old Scout Hut land for a potential library and community hub.

Proposed: Cllr Byfield Seconded: Cllr Pentecost 11-0 (3 abs) 007/23/FC

9. Date of Next Meeting

Members noted the date of the next meeting: Monday 22 January 2024 **008/24/FC**

There being no further business the Chairman closed the meeting at 9.10pm

Signature:

Date:.....